

047.A

0006

0026.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

750,900 / 750,900

USE VALUE:

750,900 / 750,900

ASSESSED:

750,900 / 750,900



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		NEWTON RD, ARLINGTON

OWNERSHIP		Unit #:	B
Owner 1:	LIVINGSTON JEFFREY &		
Owner 2:	HILLSTROM KATHERINE		
Owner 3:			

Street 1:	26 NEWTON RD UNIT B
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	JIMENEZ LISANE F -
Owner 2:	-

Street 1:	26 NEWTON RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Asphalt Exterior and 1770 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	
	Topo
	1
	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class
	%
	Spec Land
	J Code
	Fact
	Use Value
	Notes

102	Condo	0	Sq. Ft.	Site	0	0.	0.00	7932															
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	750,900			750,900		290441
							GIS Ref
							GIS Ref
							Insp Date
							07/02/18

Total Card	0.000	750,900		750,900	Entered Lot Size
Total Parcel	0.000	750,900		750,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	424.24	/Parcel: 424.2

Land Unit Type:	
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Parcel ID	047.A-0006-0026.B
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!15537!

## USER DEFINED

Prior Id # 1:	33608
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:14:46
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
11/18/19	09:52:37
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## SALES INFORMATION

TAX DISTRICT						PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JIMENEZ LISANE	49543-240		6/1/2007		440,000	No	No		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/2/2018		Measured						DGM D Mann
12/4/2008		MLS						MM Mary M
2/6/2008		External Ins						BR B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good			STAIRS TO UAT.									
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 11 - Asphalt				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: GRAY				A Kits:	Rating:												
View / Desir:				Fpl:	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>													
Year Blt: 1923	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G9	Fact: .			Floor: M - Multi-Level													
Const Mod:				% Own: 53.000000000													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:				1	7	3							
Sec Int Wall:		%		Economic:													
Partition: T - Typical				Special:													
Prim Floors: 3 - Hardwood				Override:													
Sec Floors:		%		Total:	4.6 %												
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>									
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.: 1.24322033													
Electric: 3 - Typical				Const Adj.: 0.92120188													
Insulation: 2 - Typical				Adj \$ / SQ: 337.851													
Int vs Ext: S				Other Features: 90000													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 5 - Steam				NBHD Inf: 1.03999996													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 787067													
% Com Wall		% Sprinkled:		Depreciation: 36205													
				Depreciated Total: 750862													
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:		Serial #:				Year:									
<b>SPEC FEATURES/YARD ITEMS</b>				Color:													
<b>PARCEL ID</b> 047.A-0006-0026.B																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			
																	